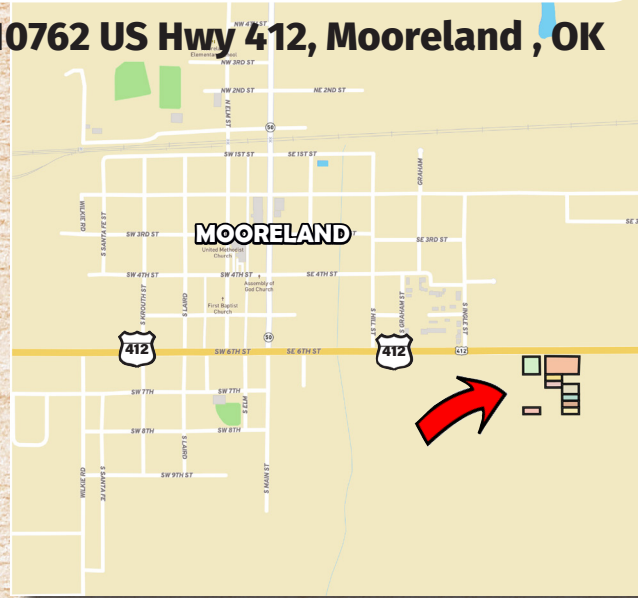


COMMERCIAL & RESIDENTIAL LAND AUCTION

Wednesday, January 22nd • 10 a.m.

Auction Location: Smith & Co. Auction Facility 10762 US Hwy 412, Mooreland, OK

**Selling 9 Tracts
Highway 412 Frontage!
Great Opportunity!**



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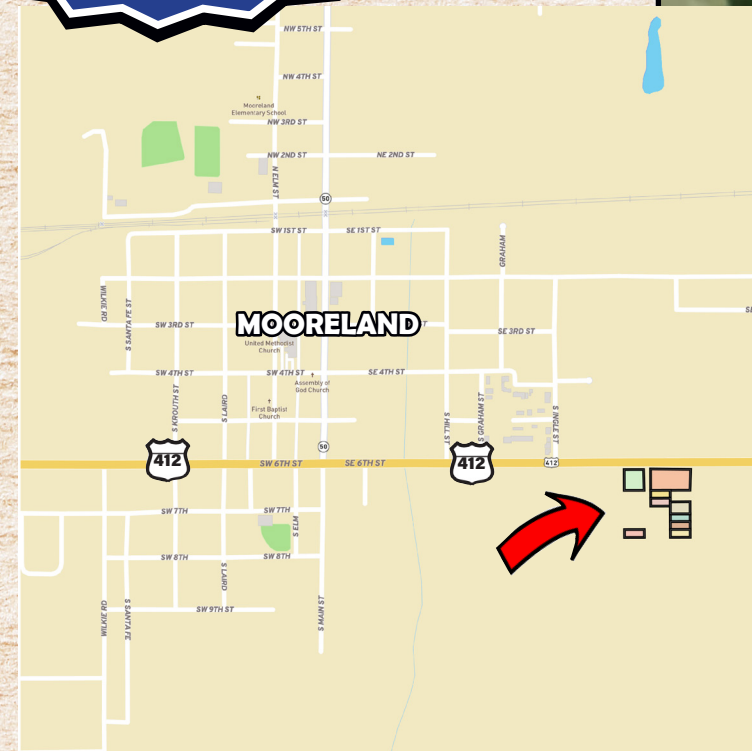
SMITH & CO
Auction & Realty, Inc.
1102 Oklahoma Ave.
Woodward, OK 73801
580-254-3975
Licensed in Oklahoma and Kansas

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Great Opportunity!**



Seller: Rocky Fields, LLC



SMITH & CO
Auction & Realty, Inc.

580-334-6001

Auctioneer - Ira Y. Smith, ATS, R.E. Broker

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TRACT 1 - COMMERCIAL LOT with 43,857 ft² and HIGHWAY 412 FRONTAGE

Parcel ID: 770013831

Estimated Taxes: \$486

Legal Description: Meyer & Menefee Reserve B Less a strip beginning at NW/C BLK 2; THN E ALG N LINE 300' to NE/C; S ALG E LINE 13.81'; W 300' to PT on W line of Reserve "B"; N 13.84' to POB for NEW HWY R/W.

TRACT 2 - COMMERCIAL LOT with 26,939.82 ft² and HIGHWAY 412 FRONTAGE

Parcel ID: 770013830

Estimated Taxes: \$298

Legal Description: Meyer & Menefee Reserve A Less a strip beginning at NW/C BLK 1; THN E ALG N LINE 184.15' to NE/C of Resrv "A"; THN S ON E LINE 13.84'; N 184.18' to PT on W line of Reserve "A"; N ALG W LINE 13.86' to POB for NEW HWY R/W.

TRACT 3 - RESIDENTIAL LOT with 9,000 ft²

Parcel ID: 770013797

Estimated Taxes: \$100

Legal Description: Meyer & Menefee Block 2 Lot 16

TRACT 4 - RESIDENTIAL LOT with 9,000 ft²

Parcel ID: 770013796

Estimated Taxes: \$100

Legal Description: Meyer & Menefee Block 2 Lot 15

TRACT 5 - RESIDENTIAL LOT with 13,500 ft²

Parcel ID: 770013784

Estimated Taxes: \$18

Legal Description: Meyer & Menefee Block 2 S 30' Lot 3

TRACT 6 - RESIDENTIAL LOT with 9,000 ft²

Parcel ID: 770013785

Estimated Taxes: \$100

Legal Description: Meyer & Menefee Block 2 Lot 4

TRACT 7 - RESIDENTIAL LOT with 9,000 ft²

Parcel ID: 770013786

Estimated Taxes: \$100

Legal Description: Meyer & Menefee Block 2 Lot 5

TRACT 8 - RESIDENTIAL LOT with 9,000 ft²

Parcel ID: 770013787

Estimated Taxes: \$100

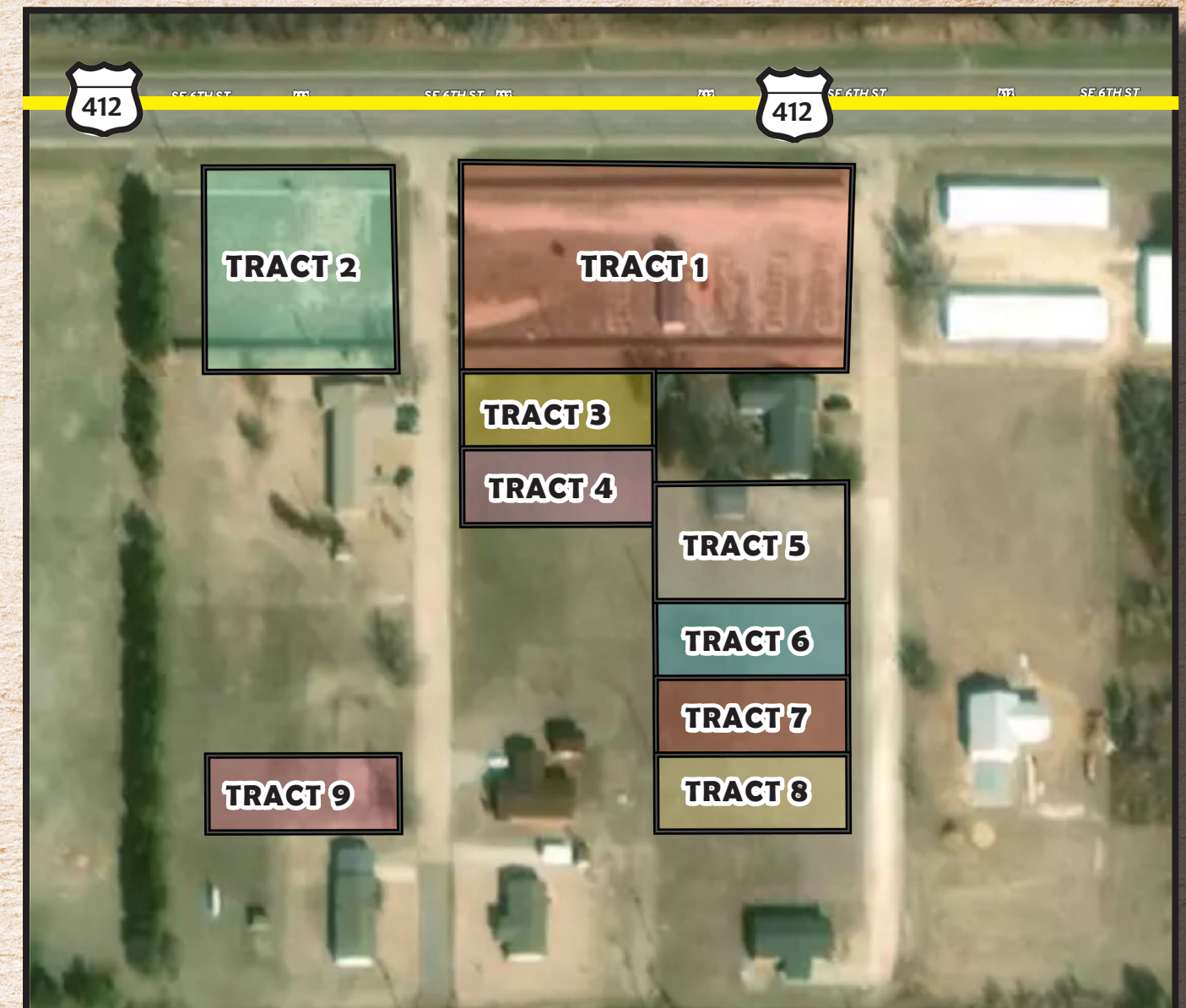
Legal Description: Meyer & Menefee Block 2 Lot 6

TRACT 9 - RESIDENTIAL LOT with 9,000 ft²

Parcel ID: 770013780

Estimated Taxes: \$100

Legal Description: Meyer & Menefee Block 1 Lot 6



Tracts Will Be Offered Using the Multi-Par Method of Sale

Each tract will be offered individually and price will be established on each tract. Tracts will then be offered in combination, as requested by the bidder(s). Any bidder may add to the total amount bid on any tracts in the preset dollar amount established by the auctioneer. When no advance bid is made within a specified time frame, the lots will be announced closed.

REAL ESTATE Terms: 10% of purchase price escrowed sale day with the balance due upon proof of marketable title. Seller will provide a current abstract and warranty deed. Taxes prorated to the day of closing. Possession upon closing. Property selling in its present condition with no warranties expressed or implied. All information given comes from resources we believe to be reliable but in no way is guaranteed. Announcements made sale day supersede all prior advertising. Buyers should arrange financing and satisfy themselves with size, location, boundaries, etc. prior to sale day. Sellers are reserving all oil, gas, and other mineral rights.

To view these properties contact Buck Hutchens, auction manager 580-273-3202 or Ira Smith 580-334-6001 or Smith & Company Auction & Realty, Inc. at 580-254-3975. Additional information can be found at www.smithcoauctions.com